

## MEETING SUMMARY

DATE December 10, 2014  
PLACE 50 W Gay St  
TIME 3:00 pm – 3:44 pm

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### **A CALL TO ORDER**

**Present:** Matt Egner, William Fergus, Trent Smith, Ryan Szymanski, Denis de Verteuil and Kim Way

**Staff Present:** Jackie Yeoman and Christopher Lohr

### **B APPROVAL OF MINUTES**

3:01 Meeting Summary- November 18, 2014.

**Motion:** To approve the November 18, 2014 Meeting Summary.

**Motion By:** Mr. Szymanski / second by Mr. Egner

**Result:** Approval (4-0); Mr. de Verteuil and Mr. Way abstained

### **C OLD BUSINESS**

### **D APPLICATIONS FOR CERTIFICATE OF APPROVAL**

3:03-3:23 **14-12-001** Address: 647-649 W. Broad  
Property Owner: JoAnn Barnett  
Applicant: Michael Myers  
To be reviewed: Graphics: Wall Sign

#### **Staff Report by Jackie Yeoman:**

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report.
  - The applicant is proposing to install one (1) wall sign (14'-7" x 5'-5") within the signage band above the tenant entrance.
  - The area of the sign is 64.5 sq. ft.
  - The Draft Graphic Design Guidelines recommend storefront wall signs not exceed 25 sq. ft. and be located within the signage band.
  - An auto-oriented sign larger than 25 sq. ft. is appropriate on Broad Street; however, staff recommends a reduction in size to allow the sign to fall within the sign band.
  - Staff recommends approval with the condition to reduce the area of the sign proportionally to allow the entire sign to be located in the sign band.

#### **Discussion:**

- Mr. Egner asked if the sign band is the plywood band on the face of the building; Mrs. Yeoman confirmed this is correct.
- Mr. Way asked for clarification on the location of the Broad Street Mission entrance; Mr. Myers stated it is the second door on the left side of the building. He also stated the Mission occupies the central area of the first floor. The door centered on the building leads to the apartments above and is locked.
- Mr. Way asked if the door could be centered on the building; Mr. Myers responded that a centrally located sign may confuse patrons as it would be above the locked door for the apartments.
- Mr. Way asked about the inspiration for the sign; Mr. Myers said they wanted to convey simplicity. They are the "Broad Street" Mission; therefore, they chose the symbol of a street sign.

- Several members of the Board expressed concern over the font size.
- Mr. Way stated the sign does not seem appropriately placed on the building. Suggested lengthening the sign to extend over the entrance and associated glass block storefront.
- Board requests applicant to return with several options for the Board to review.

**Motion:** To table application

**Motion By:** Mr. Egner / second by Mr. Smith

**Result:** Approval (6-0)

**3:23-3:38    14-12-002**    Address:            289 W. Walnut  
    Property Owner:    Manhattan Project LLC  
    Applicant:            Manhattan Project LLC - Chris Sherman  
    To be reviewed:    Change in use and exterior renovations

**Staff Report by Jackie Yeoman:**

- Mrs. Yeoman presented slides of the site location and existing site conditions. She also described the relevant details of the proposal as noted in the Staff Report.
  - The applicant is proposing a change in use from manufacturing to mixed use.
  - The mixed use designation will include 10,000 sq. ft. of artist manufacturing and 9,130 sq. ft. of artist work space. Both uses are permitted in the Arts and Innovation District.
  - The change in use requires an additional 9 parking spaces, 1 loading space, and 2 bicycle parking spaces. The existing site has 0 parking spaces.
  - The applicant is requesting the parking requirement be reduced by 2 parking spaces and 1 loading space.
  - Exterior repairs to the building will include the replacement of all exterior doors on Walnut Street, an entry door on Rich Street, all broken panes of glass, missing and broken steel window frames, and roofing materials on the first story of the building.
  - Staff recommends approval of the change in use, site plan, and exterior renovations as submitted.

**Discussion:**

- Mr. Sherman clarified that the steel window frames will not be replaced.
- Mr. Egner asked if the parking, as shown on the site plan, is located on the same parcel as 289 W. Walnut; Mr. Brown responded that the parking is located on a separate parcel.
- Mr. Egner asked if the two parcels will be combined; Mr. Brown stated the applicant would like to retain the two as separate parcels, but that the parking will be exclusively for 289 W. Walnut.
- Mr. Szymanski asked if the applicant would prefer to place the bicycle parking inside the building; Mr. Sherman responded that the architect preferred the bike parking to be located outside. Mr. Sherman also clarified that the applicant is not concerned with the amount of parking as most artists in 400 W. Rich commute by taxi, Uber, bicycle or walking.
- Mr. Way reminded the applicant that the Board would like to see a master development plan for the properties owned by Manhattan Project LLC, USG, and Brick Investment Corp.; Mr. Brown stated Jonathan Barnes, architect, is currently working on designing a residential building for the site northwest of Lucas and Rich streets and that the master plan provided with the council variance is the most up to date plan.
- Mrs. Yeoman stated that staff is aware that the Board has made numerous requests for a detailed master plan of the property and she discussed this with Mr. Sherman and Mr. Brown prior to the meeting. The applicant was not able to provide a more detailed master plan at this time.
- Mr. Fergus stated he did not want to prevent this project from moving forward due to the lack of a more detailed master plan.

**Motion:** To approve with conditions:

1. Seven (7) parking spaces and two (2) bicycle parking spaces as shown on site map (Parcel ID 010-007172) are exclusively for the use of 289 W. Walnut (Parcel IS 010-054429).

**Motion By:** Mr. Smith / second by Mr. Egner

**Result:** Approval (6-0)

**E APPLICATIONS FOR CONCEPTUAL REVIEW, CODE ENFORCEMENT AND/OR ZONING**

**F STAFF ISSUED CERTIFICATES OF APPROVAL**

**G BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

- 3:39
1. 272 S GIFT ST  
Demolition| Reviewed 11/18/2014 | Issued 11/19/2014
  2. 610 TOWN ST  
Graphics| Reviewed 10/21/2014 | Issued 12/03/2014

**H OTHER BUSINESS**

3:40-3:44 Expanded Staff Approval List - Draft Review

**Staff Report by Jackie Yeoman:**

- Mrs. Yeoman provided background on the purpose of the staff approval list and described the Board's authority to annually approve a list of actions which are eligible for staff consideration.
- Mrs. Yeoman described changes made to the staff approval list based on Board comments at the November regular meeting.

**I NEXT MEETING**

Tuesday - January 20, 2015 at 50 W Gay St at 3:00 pm.